

# Town of North Hempstead

*Chairman*  
David L. Mammina, R.A., A.I.A.

*Vice Chairman*  
Donal McCarthy, Esq.

*Members*  
Paul Aloe, Esq.  
Leslie Francis, Esq.  
David I. Levine, Esq.  
*Secretary*  
Jonathan P. Fielding, Esq.



## Board of Zoning Appeals

210 Plandome Road  
Manhasset, NY 11030  
(516) 869-7667  
Fax (516) 869-7812

### NOTICE OF DECISION

**APPEAL #20061 - Maria Ruperto**, variance 70-100.1.B to maintain a masonry wall within a required side yard setback; S/side 269 Jerome Ave., 240' E/of Park Ave., Carle Place, Sec. 9, Blk. 80, Lot 69, R-C District.

**WHEREAS**, an application (15-105862) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 2, 2015**, the appeal in the above entitled matter was decided as follows:

**GRANTED**, of the dimension and in the location shown a survey prepared by Joseph M. Petito, L.L.S. dated March 15, 2014 and revised through March 26, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe                      Seconded by: Member Francis  
Aye: Member Levine, Member Francis, Member Aloe,  
Vice Chairman McCarthy  
Absent: Chairman Mammina

  
\_\_\_\_\_  
**JONATHAN P. FIELDING**  
**SECRETARY**

**THIS IS NOT A BUILDING PERMIT**

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## NOTICE OF DECISION

**APPEAL #20063 - New York Paradise, Inc.**, conditional uses 70-126.D, 70-132.A & 70-203.F to permit continued use of an existing commercial building as an automobile showroom; S/W cor. #60 Northern Blvd. & Buttonwood Rd., Great Neck, Sec. 2, Blk. 55, Lots 203, 206, 663, B-A District.

**WHEREAS**, an application (15-106357) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 2, 2015**, the appeal in the above entitled matter was decided as follows:

**GRANTED**, for a period of three (3) years expiring on September 2, 2018 of the dimension and in the location shown on a survey prepared by John P. Lynch, L.L.S., dated July 25, 2007 and revised through December 12, 2014, **SUBJECT TO THE CONDITION** that the property owner shall maintain and/or replace the arborvitae plants facing Buttonwood Road referenced in the Board's decision in appeal no. 18618, as necessary.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine      Seconded by: Member Francis  
Aye: Member Levine, Member Francis, Member Aloe  
Absent: Vice Chairman McCarthy, Chairman Mammina

  
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### NOTICE OF DECISION

**APPEAL #20064 – T.J. Costello, AIA (Applicant) / NHHA (Owner)**, variances 70-103.M & 70-100.2.A(2) to construct parking within a required front yard setback and fencing forward of a building line; NW/cor./of #53 High St. & Community Dr., Great Neck, Sec. 2, Blk. 347, Lots 3 & 23, RPH District.

**WHEREAS**, applications (14-111144, 15-103691) were filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 2, 2015**, the appeal in the above entitled matter was decided as follows:

**GRANTED**, of the dimension and in the location shown on drawings prepared by Timothy John Costello, R.S., dated December 19, 2014 and revised through May 13, 2015.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Levine                      Seconded by: Member Francis  
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy  
Absent: Chairman Mammina

  
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### NOTICE OF DECISION

**APPEAL #20053 - Manhasset Venture, LLC**, variance 70-103.A and conditional use 70-126.D to maintain use of an underground parking garage for the storage of motor vehicles; SW/cor./of 1350 Northern Blvd. and Shelter Rock Rd., Manhasset, Sec. 3, Blk. E, Lot 79, B-A District.

**WHEREAS**, an application (15-105491) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **SEPTEMBER 2, 2015**, the appeal in the above entitled matter was decided as follows:

**GRANTED**, for a period of five (5) years expiring on September 2, 2020 of the dimension and in the location shown on drawings prepared by Michael F. McNerney, R.A., dated May 18, 2015 and a survey prepared by Edward E. Northrop, L.L.S., dated March 11, 2009 and revised through April 28, 2009.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Aloe                      Seconded by: Member Francis  
Aye: Member Levine, Member Francis, Member Aloe, Vice Chairman McCarthy  
Absent: Chairman Mammina

  
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